157.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,400 / 746,400
					USE VALUE:	746,400 / 746,400
					ASSESSED:	746,400 / 746,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINKLER DAVID G
Owner 2:	STEVENS LISA A
Owner 3:	
Street 1:	127 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHMITT VALERIE /LEVINE ROBERT -
Owner 2:	-
Street 1:	127 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 2364 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	326,400		420,000	746,400
Total Card	0.138	326,400		420,000	746,400
Total Parcel	0.138	326,400		420,000	746,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.80 | /Parcel: 315.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104979

GIS Ref

GIS Ref

Insp Date 07/12/18

!12339!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,400	0	6,000.	420,000	746,400	746,400	Year End Roll	12/18/2019
2019	101	FV	261,800	0	6,000.	420,000	681,800	681,800	Year End Roll	1/3/2019
2018	101	FV	347,000	0	6,000.	354,000	701,000	701,000	Year End Roll	12/20/2017
2017	101	FV	347,000	0	6,000.	324,000	671,000	671,000	Year End Roll	1/3/2017
2016	101	FV	347,000	0	6,000.	276,000	623,000	623,000	Year End	1/4/2016
2015	101	FV	320,600	0	6,000.	240,000	560,600	560,600	Year End Roll	12/11/2014
2014	101	FV	320,600	0	6,000.	222,000	542,600	542,600	Year End Roll	12/16/2013
2013	101	FV	320,600	0	6,000.	211,200	531,800	531,800		12/13/2012

PRINT

Date	Time
12/11/20	02:26:09

LAST REV

Date	Time
08/07/18	14:34:02

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12339

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHMITT VALERIE	43724-225		9/16/2004		570,000	No	No		
SCHMITT VALERIE	36699-415		10/15/2002	Family	1	No	No		
SCHMITT VALERIE	35536-546		5/14/2002	Family	1	No	No		
SCHMITT VALERIE	28155-327		2/6/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	104979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/1997	680		45,000					5X39 ADD 14X32 DOR
9/10/1997	532		5,000					5X39 FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Inspected	CC	Chris C
5/21/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
1/3/2005	MLS	MM	Mary M
2/12/2000	Inspected	197	PATRIOT
12/13/1999	Measured	268	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.15970874
Const Adj.:	0.99693000
Adj $ / SQ:	121.396
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401004
Depreciation:	74587
Depreciated Total:	326417

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

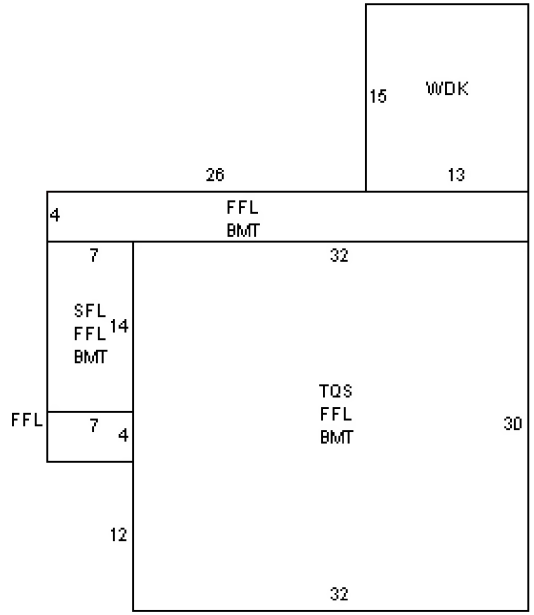
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	121.40
Special Features:	0	Val/Su Net:	94.09
Final Total:	326400	Val/Su SzAd	158.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	121.400	150,773
BMT	Basement	1,214	45.520	55,265
TQS	3/4 Story	720	121.400	87,405
WDK	Deck	195	11.090	2,163
SFL	Second Floor	98	121.400	11,897

Net Sketched Area:	3,469	Total:	307,503
Size Ad	2060	Gross Are	3709	FinArea	2364
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	